

ZB# 02-28

Barbara Colandrea

23-1-33

Prelim.

May 13, 2002.

~~Public Hearing~~
June 24, 2002.

Approved 6/24/02

Refunded

\$203.00

#02-28- Colandrea, Barbara

Area (fence hgt.) 23-1-33



APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Colandrea Barbara

FILE# 02-28.

RESIDENTIAL: \$50.00

COMMERCIAL: \$150.00

INTERPRETATION: \$150.00

AREA X Fence

USE

APPLICATION FOR VARIANCE FEE \$ 50.00

*

*

*

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 300.00-

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 5/13/02 3 \$ 13.50

2ND PRELIMINARY- PER PAGE 6/24/02 3 \$ 13.50

3RD PRELIMINARY- PER PAGE \$

PUBLIC HEARING - PER PAGE \$

PUBLIC HEARING (CONT'D) PER PAGE \$

TOTAL \$ 27.00

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING: 5/13/02 \$ 35.00

2ND PRELIM. 6/24/02 3 \$ 35.00

3RD PRELIM. \$

PUBLIC HEARING. \$

PUBLIC HEARING (CONT'D) \$

TOTAL \$ 70.00

MISC. CHARGES:

..... \$

TOTAL \$ 97.00

LESS ESCROW DEPOSIT \$ 300.00

(ADDL. CHARGES DUE) \$

REFUND DUE TO APPLICANT . \$ 203.00

*paid ck # 1132
5/30/02.
paid ck #
1133*

In the Matter of the Application of

BARBARA COLANDREA

MEMORANDUM
OF DECISION
GRANTING
VARIANCES

#02-28.

WHEREAS, BARBARA COLANDREA, 23 Ellison Drive, New Windsor, NY 12553, has made application before the Zoning Board of Appeals for a 10 ft. side and rear yard variance for construction of an 8 ft. fence at the above location, in an R-4 zone; and

WHEREAS, a public hearing was held on the 24th day of June, 2002 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared for herself with Ray Angueira for this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a residential property located in a neighborhood of residential properties.

(b) The property is so configured so that there is a substantial drop from the site of the house to the aforementioned parking lot. The Applicant seeks permission to construct a fence which is tall enough to block the headlights from the users of the adjoining commercial parking lot.

(c) There is an existing fence on the property of 6 ft. which, due to the topography of the lot, is not adequate to block the headlights.

(d) The property is so constructed so that shrubs or vegetation cannot be grown which will block the headlights.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to the Applicant that can produce the benefits sought.

3. The variances requested are substantial in relation to the Town regulations, but nevertheless are warranted.

4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.

6. The benefit to the Applicant, if the requested variances are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.

7. The interests of justice will be served by allowing the granting of the requested area variances.

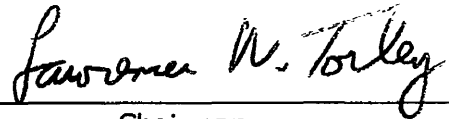
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 10 ft. rear and side yard variance to allow Applicant to construct an 8 ft. fence at the above address, in an R-4 zone, as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: September 23, 2002.

A handwritten signature in cursive script, reading "Lawrence W. Torley", is written over a horizontal line.

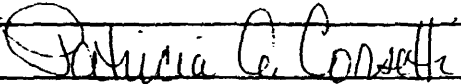
Chairman

Date 14/12/2009

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO BARBARA C. LANDREAU DR.
23 ELLISON DRIVE, NEW WINDSOR, N.Y. 12553

DATE	CLAIMED	ALLOWED
7/25/02	Refund of Suror Deposit # 02-28	\$ 203.00
Approved:  28A		

Date 7/24/02

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances Roth DR.
168 N. Drury Lane
Newburgh, N.Y. 12550

DATE			CLAIMED	ALLOWED
6/24/02		Zoning Board Mte,	75 00	
		Misc. - 2		
		Erden - 5		
		Billick - 2		
		Hiley - 2		
		Yankers Contracting - 3		
		Yhnaggs - 4		
		Hochan - 8		
		Colandrea - 3 \$13.50		
		Corbett - 2		
		Traver - 21	234 00	
		52		
			309 00	

COLANDREA, BARBARA

MR. TORLEY: Request for variances of 10 ft. side and rear yards for construction of 8 ft. fence at 23 Ellison Drive in R-4 zone.

Ms. Barbara Colandrea and Mr. Ray Angueira appeared before the board for this proposal.

MS. COLANDREA: My fiance knows a lot more about this, is it okay if he speaks?

MR. TORLEY: Just for the record, Patricia Corsetti, receiving a note from her, that she has on the 31st of May, 2002 mailed 45 addressed envelopes regarding this matter. Is there anyone in the audience who wishes to speak on this? Would you please note for the record that no one wishes to speak.

MR. ANGUEIRA: We're proposing building an eight foot fence on the rear section of our property. It borders Squire Village, there's like a wooded area there, we have a 6 foot fence now but being that our property slopes down, you can actually see all the cars and the dumpsters and a two foot height variance would help a little bit.

MR. KRIEGER: If the property didn't slope, the 6 foot would be enough but because it slopes.

MR. ANGUEIRA: You can see the headlights.

MR. KRIEGER: Six foot doesn't give you six foot.

MR. ANGUEIRA: Exactly, you can see the headlights from the cars parked up against the fence.

MR. TORLEY: And the presence of the headlights and dumpsters reduces the value of the home?

MR. ANGUEIRA: Yes.

MR. TORLEY: And the presence of the fence would increase the value?

MS. COLANDREA: Plus, we can't grow any shrubs because of all the trees overhanging, we were thinking of putting some trees.

MR. ANGUEIRA: Nothing will grow because their trees overlap the property over 20 feet, they're huge, so we've tried and nothing will grow.

MR. TORLEY: So the landscaping alternative is not feasible?

MR. ANGUEIRA: Not feasible.

MR. TORLEY: The slope of the land diminishes the usefulness of the permit, the fence, so to shield yourself from the noise and traffic, you require an eight foot fence?

MR. ANGUEIRA: Yes.

MR. TORLEY: Move the required ten foot, you'd be losing half the yard, you're not going to be causing any changes to drainage?

MR. ANGUEIRA: Not at all.

MR. TORLEY: This fence will not interfere with the vision of drivers moving in and out?

MR. ANGUEIRA: No.

MR. MC DONALD: There's no easements?

MR. ANGUEIRA: None at all, there's a 6 foot fence there now so.

MR. REIS: You're taking down the existing fence totally removing that and replacing it with the eight foot fence?

MR. ANGUEIRA: Yes.

MR. MC DONALD: Accept a motion?

MR. TORLEY: If you have no other questions.

MR. MC DONALD: Make a motion we grant Barbara Colandrea's request for variance for ten foot side and rear yard of construction of eight foot fence.

MR. REIS: Second it.

ROLL CALL

MR. REIS	AYE
MR. MC DONALD	AYE
MR. TORLEY	AYE

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Prelim.
May 13, 2002.
#02-28

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

DATE: 4/15/02

APPLICANT: Barbara Colandrea
23 Ellison Drive
New Windsor, NY 12553

562-3826

COPY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 4/12/02

FOR : 8ft fence

LOCATED AT: 23 Ellison Drive

ZONE: R-4 Sec/Blk/ Lot: 23-1-33

DESCRIPTION OF EXISTING SITE: Single Family dwelling

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. 48-14, C(1d) Fences with a height in excess of 6ft shall conform to the requirements set forth herein for buildings. Proposed 8ft fence requires a variance of 10ft for rear ~~side yards~~ *yard only.*

for HLB

Louis V. Vukobratovic
BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: 6ft fence

8ft fence

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

~~REQ'D SIDE YD:~~ 10ft

0ft

10ft

leave 10' ^{across} side yd.

REQ'D TOTAL SIDE TD:

REQ'D REAR YD: 10ft

0ft

10ft

↑
(both)

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit #: _____

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises BARBARA H. COLANDREA

Address 23 ELLISON DR. New Windsor, N.Y. Phone # 562-3826

Mailing Address Same as above Fax # _____

Name of Architect _____

Address _____ Phone _____

Name of Contractor owner

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder owner

If applicant is a corporation, signature of duly authorized officer.

Barbara N. Colandrea
(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N, S, E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section _____ Block _____ Lot _____

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy _____ b. Intended use and occupancy _____

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other 8 Ft Stockade Fence

6. Is this a corner lot? No

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____ Fee 8

____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Liel & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4685 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Barbara N. Clardison

(Signature of Applicant)

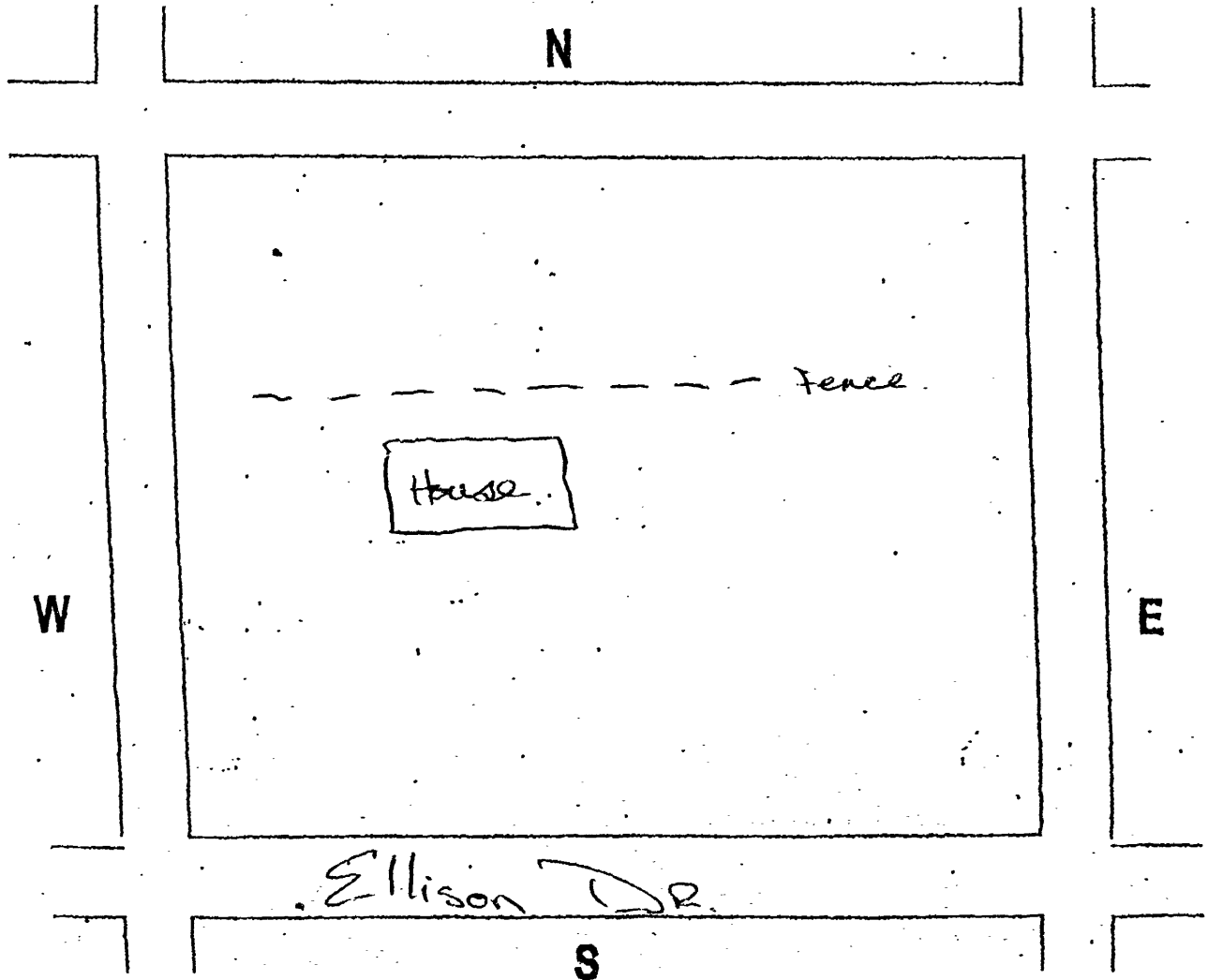
(Address of Applicant)

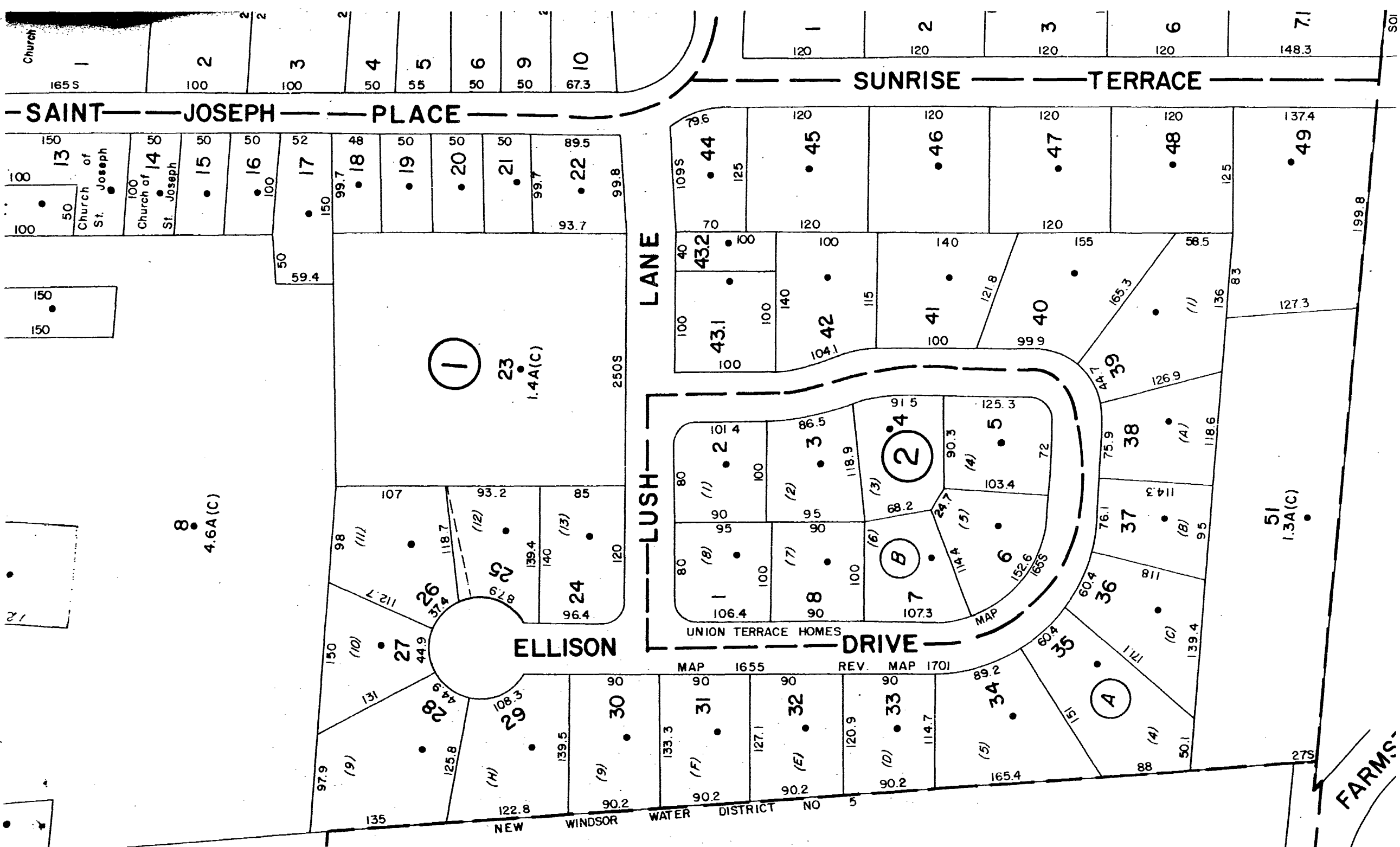
Barbara N. Clardison

(Owner's Signature)

PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.





— SAINT — JOSEPH — PLACE —

SUNRISE — TERRACE

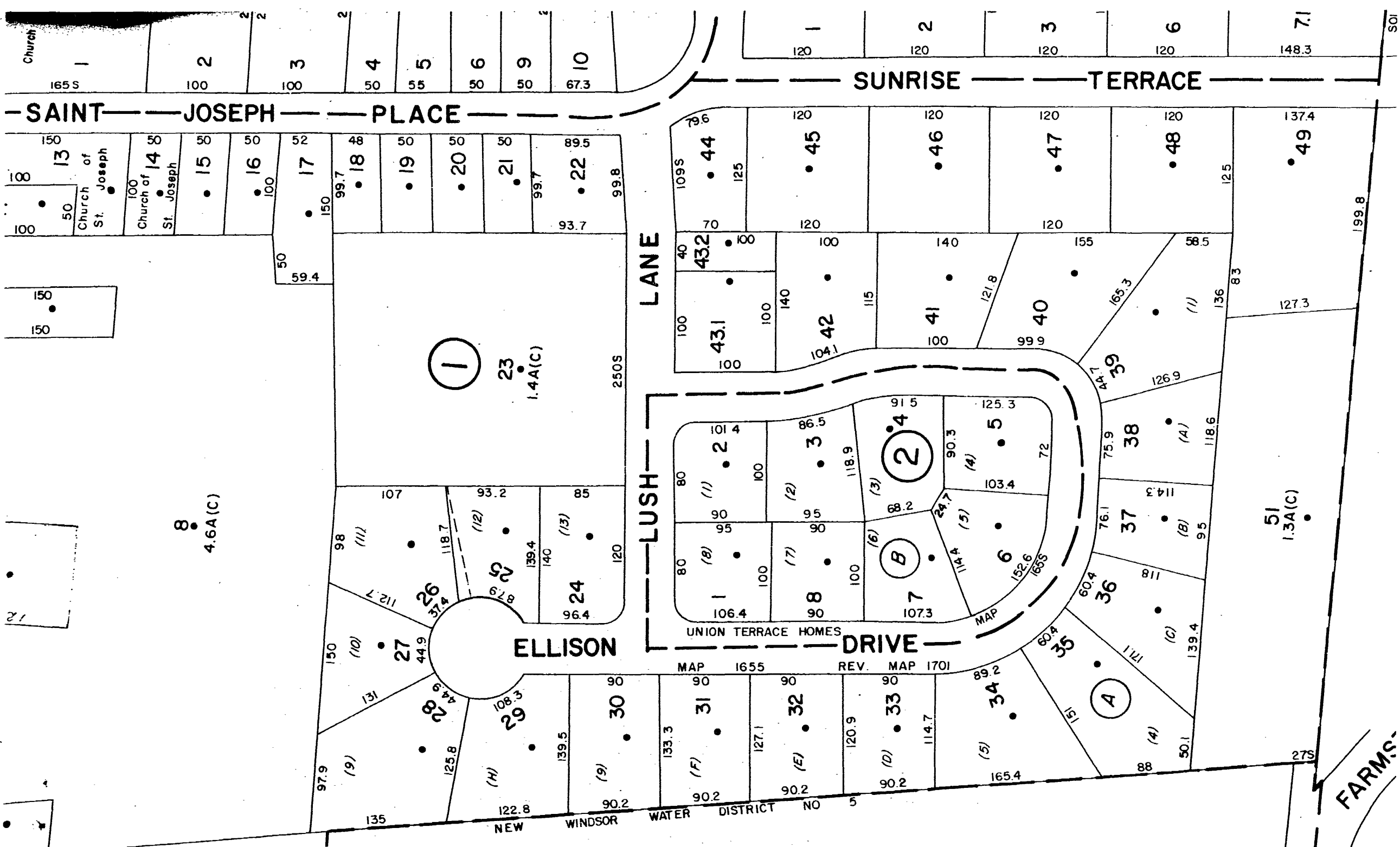
LUSH LANE

ELLISON

DRIVE

UNION TERRACE HOMES

FARMS



ZONING BOARD OF APPEALS:TOWN OF NEW WINDSOR
COUNTY OF ORANGE:STATE OF NEW YORK

-----X
In the Matter of the Application for Variance of

Barbara Colandrea

AFFIDAVIT OF
SERVICE
BY MAIL

02-28

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

PATRICIA A. CORSETTI, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at
7 Franklin Avenue, New Windsor, N. Y. 12553.

That on the 31st day of May, 2002, I compared the 45
addressed envelopes containing the Public Hearing Notice pertinent to this case
with the certified list provided by the Assessor regarding the above application
for a variance and I find that the addresses are identical to the list received. I
then caused the envelopes to be deposited in a U.S. Depository within the Town
of New Windsor.

Patricia A. Corsetti

Notary Public

Sworn to before me this

____ day of _____, 20____.

Notary Public

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE

02-26
Date: 5/30/02

✓ **I. Applicant Information:**

- (a) BARBARA H. COLANDREA 23 Ellison Dr New Windsor 845-562-3826
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of contractor/engineer/architect/surveyor)

II. Application type:

☐ Use Variance
☒ Area Variance

☐ Sign Variance
☐ Interpretation

✓ **III. Property Information:**

- (a) R-4 23 Ellison Drive 23-1-33
(Zone) (Address of Property in Question) (S-B-L) (Lot size)
- (b) What other zones lie within 500 feet? R-4
- (c) Is pending sale or lease subject to ZBA approval of this Application? No
- (d) When was property purchased by present owner? 6-14-00
- (e) Has property been subdivided previously? No
- (f) Has property been subject of variance previously? No. If so, when? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? No

N/A **IV. Use Variance.**

- (a) Use Variance requested from New Windsor Zoning Local Law,
Section _____, Table of _____ Regs., Col. _____.

(Describe proposal) _____

(b) The legal standard for a "Use" Variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

✓ V. Area Variance:

(a) Area variance requested from New Windsor Zoning Local Law,
Section 48-14, Table of Supp. Yard Regs., Col. .
C(1)(d)

	Permitted	Proposed or Available	Variance Request
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.			
Reqd. Side Yd.	<u>10 ft.</u>	<u>0 ft.</u>	<u>10 ft.</u>
<u>8 ft. fence</u> Reqd. Rear Yd.	<u>10 ft.</u>	<u>0 ft.</u>	<u>10 ft.</u>
Reqd. Street Frontage*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ratio**			
Parking Area			

* Residential Districts only

** Non-residential districts only

✓ (b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe

why you believe the ZBA should grant your application for an area variance:

1. ALL THE CARS PARKED THERE ARE FACED TOWARDS MY PROPERTY. AS THE GRADE OF THE PARKING LOT IS HIGHER THAN MY SIX FOOT EXISTING FENCE AN 8 FT FENCE WOULD MORE ADEQUATELY PRIVATIZE MY REAR YARD, AND CONCEAL THIS EYE SORE. (TRAFFIC-DUMPSTER + PEOPLE REPAIRING CARS, DRINKING ETC. ETC.)

VI. Sign Variance: N/A

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Supplementary Sign Regulations

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign #1	_____	_____	_____
Sign #2	_____	_____	_____
Sign #3	_____	_____	_____
Sign #4	_____	_____	_____

- (b) Describe in detail the sign (s) for which you seek a variance, and set forth your reasons for requiring extra or oversized signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building and free-standing signs? _____.

VII. Interpretation. N/A

- (a) Interpretation requested of New Windsor Zoning Local Law, Section _____.

- (b) Describe in detail the proposal before the Board:

✓ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

AN 8 FOOT FENCE COULD ONLY ENHANCE THE QUALITY OF LIFE, AS IT WOULD BE CONSTRUCTED ON MY SIDE OF A UNMAINTAINED TREE LINED AREA BELONGING TO SQUIRE VILLAGE. NO SHRUBS COULD BE PLANTED AND EXPECTED TO GROW BECAUSE OF THE HEIGHT OF THE TREES WHICH EXTEND OVER 20 FT IN AREA ABOVE MY PROPERTY (NOT ENOUGH SUN LIGHT)

IX. Attachments required:

- ☒ Copy of referral from Bldg./Zoning Inspector or Planning Board.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☒ Copy of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- N/A Copy(ies) of sign(s) with dimensions and location.
- ☒ Two (2) checks, one in the amount of \$ 50.00 and the second check in the amount of \$ 350.00, each payable to the TOWN OF NEW WINDSOR.
- ☒ Photographs of existing premises from several angles.

X. Affidavit.

Date: 5/30/02

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

X Barbara H. Glendrea
(Applicant)

Sworn to before me this

30th day of May, 2002.

XI. ZBA Action:

Patricia A. Corsetti

(a) Public Hearing date: _____.

PATRICIA A. CORSETTI
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 2005.

**State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM**

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☒ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonable determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

A Conditioned Negative Declaration is only valid for Unlisted Actions.

Name of Action

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Date

PART 1 - PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION <i>Stewart Army Subpost (STAS) Redevelopment Plan</i>		
LOCATION OF ACTION <i>New York International Plaza (former Stewart Army Subpost (STAS) Lands)</i>		
NAME OF APPLICANT/SPONSOR <i>First Columbia International Group, L.L.C.</i>		BUSINESS TELEPHONE <i>(518-213-1000)</i>
ADDRESS <i>26 Century Hill Dr.</i>		
CITY/PO <i>Latham</i>	STATE <i>NY</i>	ZIP CODE <i>12110</i>
NAME OF OWNER (if different) <i>Town of New Windsor</i>		BUSINESS TELEPHONE <i>(845) 563-4610</i>
ADDRESS <i>555 Union Ave.</i>		
CITY/PO <i>New Windsor</i>	STATE <i>NY</i>	ZIP CODE <i>12553</i>
DESCRIPTION OF ACTION: <i>Redevelopment of the former STAS, a 248-acre parcel located in the Town of New Windsor. The STAS lands have been ground-leased by the Town of New Windsor for the purposes of economic development. The redevelopment plan includes a broad range of uses constructed over several years.</i>		

Please Complete Each Question - Indicate N.A. if not applicable.

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☐ Urban ☐ Industrial ☒ Commercial ☒ Residential ☐ Rural (non-farm)
☐ Forest ☐ Agricultural ☐ Other

2. Total acreage of project area: 248 (+/-) acres

APPROXIMATE ACREAGE

Meadow or Brushland (Non-Agricultural)

PRESENTLY

AFTER COMPLETION

Forested

Agricultural (includes orchards, cropland, pasture, etc.)

Wetland (freshwater or tidal as per Articles 24, 25 of ECL)

Water Surface Area

Unvegetated (rock, earth fill)

Roads, buildings and other paved surfaces

Other (Indicate type: lawn, landscaped areas)

<u>0</u> acres	<u>0</u> acres
<u>95+/-</u> acres	<u>31+/-</u> acres
<u>0</u> acres	<u>0</u> acres
<u>0</u> acres	<u>0</u> acres
<u>+/- 1</u> acres	<u>+/- 1</u> acres
<u>0</u> acres	<u>0</u> acres
<u>52(+/-)</u> acres	<u>120(+/-)</u> acres
<u>100</u> acres	<u>96+/-</u> acres

3. What is predominant soil type(s) on project site: Mardin-Erie Series

- a. Soil drainage: ☐ Well drained 0 % of site ☒ Moderately well drained 30 % of site
☒ Poorly drained 70 % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site?

☐ Yes ☒ No

- a. What is depth to bedrock? +5 feet

5. Approximate percentage of proposed project site with slopes:

☒ 0-10% 54 % ☒ 10-15% 30 %
☒ 15% or greater 16 %

6. Is project substantially contiguous to or contain a building site, or district, listed on the State or National Registers of Historic Places? ☐ Yes ☒ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
8. What is the depth of the water table? +5 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ☐ Yes ☒ No
According to
12. Are there any unique or unusual land forms on the project site? (i.e. cliffs, dunes, or other geological formations) ☐ Yes ☒ No
13. Is the project site presently used by the community or neighborhood as an open space or recreation area? If yes, explain: ☐ Yes ☒ No
14. Does the present site include scenic views known to be important to the community? ☐ Yes ☒ No
15. Streams within or contiguous to the project area: Yes
a. Name of Stream and name of River to which it is tributary: Gillick Brook, Beaver Dam Lake, Unnamed and Lake Washington
16. Lakes, ponds, wetland areas within or contiguous to project area: Yes
a. Name: New Windsor Water Treatment Plant (WTP) b. Size (in acres): 1(+/-) acres
17. Is the site served by existing public utilities? ☒ Yes ☐ No
a. If Yes, does sufficient capacity exist to allow connection? ☒ Yes ☐ No
b. If Yes, will improvements be necessary to allow connection? ☒ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous waste? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor: 248(+/-) acres.
- b. Project acreage to be developed: 216 acres initially; 216 acres ultimately.
- c. Project acreage to remain undeveloped: 37 acres.
- d. Length of project in miles: N.A. (if appropriate).
- e. If the project is an expansion, indicate percent of expansion proposed: N.A. %.
- f. Number of off-street parking spaces existing: N.A.; proposed: Per code.
- g. Maximum vehicular trips generated per hour: 3039 P.M. peak (upon project completion).
- h. If residential, number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|-------------|-------------|-----------------|-------------|
| Initially | <u>N.A.</u> | <u>N.A.</u> | <u>135</u> | <u>N.A.</u> |
| Ultimately | <u>N.A.</u> | <u>N.A.</u> | <u>275</u> | <u>N.A.</u> |
- i. Dimensions (in feet) of largest proposed structure: 95' height; 150' width; 300' length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is: 3200(+/-) feet.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 cubic yards.
3. Will disturbed areas be reclaimed? ☒ Yes ☐ No
a. If Yes, for what intended purpose is site being reclaimed? use on site

- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 68 acres.
5. Will any mature forest (over 100 years old) or other locally important vegetation be removed from site? ☐ Yes ☒ No
6. If single-phase project, anticipated period of construction: N.A. months.
7. If multi-phased: 15 years projected
a. Total number of phases anticipated: unknown (number).
b. Anticipated date of commencement of phase one: unknown month, ____ year.
c. Approximate completion date of final phase: unknown month, ____ year.
d. Is phase one functionally dependent on subsequent phases? ☐ Yes ☒ No
8. Will blasting occur during construction? ☐ Yes ☒ No
9. Number of jobs generated - during construction: 1000 ; after project is complete: 5300.
10. Number of jobs eliminated by this project: 0.
11. Will project require relocation of any projects or facilities? ☒ Yes ☐ No
If Yes, explain: May involve relocation of existing projects or facilities.
12. Is surface liquid waste disposal involved? ☒ Yes ☐ No
a. If Yes, indicate type of waste (sewage, industrial, etc.) and amount: Sanitary Sewer – 250,000 gpd
Name of water body into which effluent will be discharged: Town of New Windsor STP
13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No
14. Will surface area of an existing body of water increase or decrease by proposal? ☐ Yes ☒ No
If Yes, explain: _____
15. Is project or any portion of project located in a 100-year floodplain? ☐ Yes ☒ No
16. Will project generate solid waste? ☒ Yes ☐ No
a. If Yes, what is the amount per month? 760 tons
b. If Yes, will an existing solid waste facility be used? ☒ Yes ☐ No
c. If Yes, give name: Newburgh Transfer Station location: Newburgh, NY
d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☒ Yes ☐ No
If Yes, explain: medical waste will be handled and disposed of by a licensed handler.
17. Will project involve the disposal of solid waste? ☐ Yes ☒ No
a. If Yes, what is the anticipated rate of disposal? N/A tons/month
b. If Yes, what is the anticipated site life? N/A Years
18. Will project use herbicides and pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☒ Yes ☐ No
If Yes, indicate type(s): electricity and fuel for heating, air conditioning, and lighting.
22. If water supply is from wells, indicate pumping capacity: N.A. gallons/minute
23. Total anticipated water usage per day: 200,000 gallons/day
24. Does project involve Local, State or Federal funding? possible Empire Zone, Foreign Trade Zone & IDA Funding ☒ Yes ☐ No

Approvals Required:

		Type	Submittal
City, Town, Village, Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Road Alignment, other</u>	_____
City, Town, Village, Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Site Plan, Special Use Permit</u>	_____
City, Town, Zoning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Variances (possible but not known)</u>	_____
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Water Supply</u>	_____
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
State Agencies (NYSDEC, NYSDOT)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>various permits</u>	_____
Federal Agencies (FAA)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>flight path approval</u>	_____

C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No
If Yes, indicate decision required:
☐ zoning amendment ☐ zoning variance ☐ special use permit ☒ subdivision ☐ site plan
☐ new/revision of master plan ☐ resource management plan ☐ other
- What is the zoning classification(s) of the site? Airport - 1 (AP-1)
- What is the maximum potential development of the site if developed as permitted by the present zoning?
85% development coverage.
- What is the proposed zoning of the site? same
- What is the maximum potential development of the site if developed as permitted by the proposed zoning? same
- Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No
- What are the predominant land uses and zoning classifications within one-quarter mile?
Airport, Light Manufacturing, Commercial, Residential, Institutional, Undeveloped
- Is the proposed action compatible with adjoining/surrounding land uses within a quarter mile? ☒ Yes ☐ No
- If the proposed action is a subdivision of land, how many lots are proposed? 2
What is the minimum lot size proposed? per zoning
- Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No
- Will proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☒ Yes ☐ No
a. If Yes, is existing capacity sufficient to handle projected demand? ☒ Yes ☐ No
- Will proposed action result in the generation of traffic significantly above present levels? ☒ Yes ☐ No

D. INFORMATION DETAILS

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. VERIFICATION

I certify that the information provided here is true to the best of my knowledge.

Applicant/Sponsor Name: First Columbia International Group L.L.C.

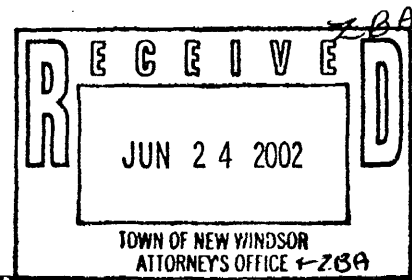
Date: April 30, 2002

Signature: Christy L. Pett

Title: Project Manager

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

X:\STANDARD\EnviroPlan\SEQR\Eafpart1.doc



OFFICE OF THE PLANNING BOARD

**NOTICE OF INTENT TO ACT AS LEAD AGENCY PURSUANT TO SEQRA;
LEAD AGENCY MUST BE DESIGNATED WITHIN THIRTY CALENDAR (30) DAYS**

MAY 31, 2002

This Notice is issued pursuant to 6 NYCRR Part 617 of the regulations implementing Article 8 of the Environmental Conservation Law, together known as the State Environmental Quality Review Act ("SEQRA") for the purpose of designating a Lead Agency for the coordinated review of the following Action:

NAME OF ACTION: STAS Redevelopment Plan

SEQRA STATUS: Type I

DESCRIPTION OF ACTION:

Redevelopment of the former Stewart Army Sub-Post ("STAS"), a ±248-acre parcel located in the Town of New Windsor adjacent to the Stewart International Airport. The STAS lands have been ground-leased by the Town of New Windsor for purposes of economic development. The proposed STAS Redevelopment Plan contemplates redevelopment in multiple phases of the STAS to establish a broad range of commercial, industrial, retail, institutional, residential and/or other uses pursuant to existing zoning requirements, including parking, utilities, street and other improvements and facilities identified as necessary or appropriate as redevelopment proceeds.

LEAD AGENCY DESIGNATION:

The Town of New Windsor Planning Board ("Planning Board"), pursuant to 6 NYCRR Part 617, has determined that it should be designated as SEQRA Lead Agency in the coordinated environmental review of the above-described Action. Therefore, this Notice is being sent to all identified potential involved agencies with request for consent in writing, or other means of communication, to the Planning Board serving as SEQRA Lead Agency.

In any case, should you not respond to this Notice within thirty (30) calendar days from the above date, it will be interpreted as consent to the Planning Board serving as SEQRA Lead Agency.

Pursuant to 6 NYCRR Part 617, enclosed please find the completed Part I of the Long Environmental Assessment Form and a copy of the STAS Redevelopment Plan. In the event the Planning Board becomes SEQRA Lead Agency, you will be notified of SEQRA determinations,

related proceedings and public hearings. Copies of all environmental documents will be made available to all involved agencies.

If you do not agree with the Planning Board serving as SEQRA Lead Agency for this Action, please see 6 NYCRR Part 617 for the procedures to be followed.

In addition, after you have reviewed the attached information, you may also indicate any comments that you may have concerning the Action, either in writing or other form of communication, that you believe the Planning Board should consider in its role as lead agency.

FOR FURTHER INFORMATION:

Contact Person: Mark J. Edsall, P.E., Planning Board Engineer
Address:

Thank you for your cooperation.

AGENCY DISTRIBUTION LIST

New York State Agencies:

- Department of Transportation, Poughkeepsie
- Department of Environmental Conservation, New Paltz
- Parks, Recreation and Historic Preservation
- Department of Economic Development

County of Orange Agencies:

- Department of Health
- Department of Planning

Town of New Windsor Agencies:

- Town Board
- Zoning Board of Appeals

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#497-2002**

05/31/2002

02-28
**Colandrea, Barbara
23 Ellison Drive
New Windsor, NY 12553**

**Received \$ 50.00 for Zoning Board Fees on 05/31/2002. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

BARBARA COLANDREA
23 ELLISON DR.
NEW WINDSOR, NY 12553

29-1/213
9384958234

1132

DATE

5/30/02

PAY TO THE
ORDER OF

Town of New Windsor

\$50.⁰⁰

Fifty ^{no}/100

DOLLARS



27522

www.fleet.com
Visit Gate
Visit Gate, New York 12553

ZBA #

MEMO

562-3826 permit 02-28

Barbara N. Colandrea

00213000190 93849 58234 1132

BARBARA COLANDREA
23 ELLISON DR.
NEW WINDSOR, NY 12553

29-1/213
9384958234

1133

DATE 5/30/02

PAY TO THE
ORDER OF

Town of New Windsor

\$300.⁰⁰

three hundred no/100

DOLLARS



27522

www.fleet.com

Visit Us

Visit Us

New York 12584

MEMO

562-3826 28A #

02-28

Barbara N. Colandrea

⑆021300019⑆ 93849 58234⑈ 1133

Date 5/29/02

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1350

TO Frances Roth DR.
168 W. Drury Lane
Newburgh, N.Y. 12550

DATE			CLAIMED	ALLOWED
4/1/02	Zoning Board Mtg		75 00	
	Misc. - 2			
	North Plank Development - 6			
	Colandrea - 3			
	Corbett - 1			
	Denhoff - 5			
	Salomottoff - 5	Lawrence W. Forley		
	House of Apache - 5			
	Preyer - 2			
	Smith - 4			
	Roberts - 3		184 50	
	Trapp - 3			
	Coplan - 2		259 50	

COLANDREA, BARBARA

MR. TORLEY: Request for 10 ft. side yard and 10 ft. rear yard for 8 ft. fence at 23 Ellison Drive in R-4 zone.

Mrs. and Mrs. Colandrea appeared before the board for this proposal.

MRS. COLANDREA: Actually, that's not correct, my neighbors are here also, they're number 3, the Corbetts. I have a 6 foot fence and I just was hoping to make it an eight foot fence in the rear of my yard.

MR. TORLEY: This is the difficulty you're having with the neighbors?

MRS. COLANDREA: No, no, no, they want to do the same thing because Squire Village parking lot is right there, so we wanted to hopefully raise our fence higher so we don't have that.

MR. KANE: So you only want to do it on the--

MRS. COLANDREA: There's just the fence on the rear part of the yard.

MR. KANE: So nothing on the side?

MRS. COLANDREA: No.

MR. TORLEY: Mike, I know it's because they want to put an eight foot fence counts as a building, so you have to have the--

MR. BABCOCK: That's correct.

MR. KANE: Why the side yard?

MRS. COLANDREA: I don't want anything on the side.

MR. COLANDREA: It should read like number 3, he's our next door neighbor here for the same thing.

MS. CORSETTI: Change the notice of approval, it says

rear and side.

MR. BABCOCK: Yes, you can cross out the side yard variance, it's just the rear yard.

MRS. COLANDREA: That's the existing fence now.

MR. TORLEY: You want to make it two feet higher?

MRS. COLANDREA: Yes, you can see the parking lot and the dumpster and everything.

MR. KANE: The fence, it's not going to block any vision lines for traffic?

MRS. COLANDREA: No.

MR. KANE: I understand it's in your back yard, may seem like a dumb question, but we want to get it in the record.

MR. TORLEY: These are the kinds of things you'll be asked at the public hearing because by the state law, I want to is not enough reasons why.

MR. KANE: You feel the higher fence is going to be put in for safety reasons, privacy reasons?

MRS. COLANDREA: Or privacy.

MR. TORLEY: Improve the value and marketability of your house?

MRS. COLANDREA: To keep the rats out that are coming from the dumpster as well.

MR. TORLEY: One thing just to remind you of that there's nothing in the code about how high plants can be, say for blocking vision, so you can put all the trees and bushes you want without a variance.

MR. COLANDREA: There are trees there, those belong to Squire Village and nothing will grow in front of them because the sun will never hit them.

MR. TORLEY: Bring that up. Gentlemen?

MR. REIS: The current fence you own?

MRS. COLANDREA: Yes.

MR. TORLEY: If they, to avoid this, they'd have to, if they put up an eight foot fence, they'd have to be ten foot off the property line?

MR. BABCOCK: That's correct, that's why this was written up with a ten foot side yard also it says that anything in excess of 6 foot shall conform herein for buildings and if that was a shed, you'd also need a side yard variance because it's going closer to the side yard than the ten foot requirement for a building. So I guess that's why you thought that the side yard requirement was also required.

MR. TORLEY: Why don't we leave it in just to make sure, somebody else interprets it that way, not going to cost you anything more.

MR. BABCOCK: We probably should add that to the other one.

MR. KANE: I move that we set up Mrs. Colandrea for a public hearing on her requested variance on 23 Ellison Drive.

MR. REIS: Second it.

ROLL CALL

MR. REIS	AYE
MR. KANE	AYE
MR. RIVERA	AYE
MR. MC DONALD	AYE
MR. TORLEY	AYE

Pls. publish & send bill to Applicant

Correction

**PUBLIC NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 28

Request of Barbara H. Colandrea

for a VARIANCE of the Zoning Local Law to Permit:

Construction of 8 ft. fence w/ less than the
allowable side & rear yards;

being a VARIANCE of Section 48-14C(1)(d) & 48-12 Table of Use
Bulk Regs., Cols. F & G
for property situated as follows:

23 Ellison Drive, New Windsor, NY

known and designated as tax map Section 23, Blk. 1 Lot 33

PUBLIC HEARING will take place on the 24th day of June,
2002 at the New Windsor Town Hall, 555 Union Avenue, New Windsor,
New York beginning at 7:30 o'clock P.M.

Lawrence Torley
Chairman

By: Patricia A. Corsetti, Secy.



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

522-3826
Barbara
Colandrea

May 21, 2002

45

Barbara Colandrea
23 Ellison Drive
New Windsor, NY 12553

Re: 23-1-33

Dear Ms. Colandrea:

According to our records, the attached list of property owners are within five hundred (500) feet
Of the above referenced properties.

The charge for this service is \$65.00, minus your deposit of \$25.00.

Please remit the balance of \$40.00 to the Town Clerk's Office.

Sincerely,

L. Cook

Leslie Cook
Sole Assessor

LC/srr
Attachments

CC: Pat Corsetti, ZBA

23-1-22
Joan Polkowski
14 Martha's Way
Washingtonville, NY 10992 X

23-1-32
Peter Chomanczuk & Jennifer Moores
125 Ellison Drive
New Windsor, NY 12553 X

23-1-43.2
County of Orange
255-275 Main Street
Goshen, NY 10924 X

23-1-23
James & Cathy Brannigan
8 Lush Lane
New Windsor, NY 12553 X

23-1-34
Joseph & Loretta Corbett, Sr.
21 Ellison Drive
New Windsor, NY 12553 X

23-1-44
Michael Itskovich
4 Sunrise Terrace
New Windsor, NY 12553 X

23-1-24
Peter & Deborah Weisenberg
26 Ellison Drive
New Windsor, NY 12553 X

23-1-35
Michael & Nancy Bowman
19 Ellison Drive
New Windsor, NY 12553 X

23-1-45
Arline Hekl
6 Sunrise Terrace
New Windsor, NY 12553 X

23-1-25
Vincent & Linda Di Giacomo
28 Ellison Drive
New Windsor, NY 12553 X

23-1-36
Robert Kennedy
17 Ellison Drive
New Windsor, NY 12553 X

23-1-46
Paul Ruzzi & Susan Rogers
8 Sunrise Terrace
New Windsor, NY 12553 X

23-1-26
Lloyd & Marilyn St. John
PO Box 4062
New Windsor, NY 12553 X

23-1-37
Chris Lauritano & Cheryl Ann Corbett
15 Ellison Drive
New Windsor, NY 12553 X

23-1-47
Charles & Gail O'Mara
10 Sunrise Terrace
New Windsor, NY 12553 X

23-1-27
John & Mary Meenagh
35 Ellison Drive
New Windsor, NY 12553 X

23-1-38
Joseph & Barbara Dearborn
13 Ellison Drive
New Windsor, NY 12553 X

23-1-48
Charles & Amparo Palacio
12 Sunrise Terrace
New Windsor, NY 12553 X

23-1-28
Brian & Regina Sloat
Salvatore & Eleanor DiCesare
33 Ellison Drive
New Windsor, NY 12553 X

23-1-39
Edward & Janet Palumbo
11 Ellison Drive
New Windsor, NY 12553 X

23-1-49
Jeanne Brown
14 Sunrise Terrace
New Windsor, NY 12553 X

23-1-29
James & Dolores Mannix
31 Ellison Drive
New Windsor, NY 12553 X

23-1-40
Michael & Linda McHugh
9 Ellison Drive
New Windsor, NY 12553 X

23-1-51
Donald Brown
175 Bruyn Tpke.
Wallkill, NY 12589 X

23-1-30
William & Dorothy Masten
29 Ellison Drive
New Windsor, NY 12553 X

23-1-41
Ronald Travaglione & Virginia MacKay
19 Foxwood Drive
Newburgh, NY 12550 X

23-2-1
Daniel & Diane Nanni
9 Lush Lane
New Windsor, NY 12553 X

23-1-31
William & Marion Noller
27 Ellison Drive
New Windsor, NY 12553 X

23-1-42
Michael Clark Trust
5 Ellison Drive
New Windsor, NY 12553 X

23-2-2
Virginina Treshman Quinn
7 Lush Lane
New Windsor, NY 12553 X

23-2-3
Robert & Virginia Irons
4 Ellison Drive
New Windsor, NY 12553

23-2-4
Frederick & Arlene Borath
6 Ellison Drive
New Windsor, NY 12553

23-2-5
Joseph & Colleen Milano
8 Ellison Drive
New Windsor, NY 12553

23-2-6
Albert & Mary Angelone
14 Ellison Drive
New Windsor, NY 12553

23-2-7
Theodore & Beverly Hughes
18 Ellison Drive
New Windsor, NY 12553

23-2-8
John & Lorriane Kolb
20 Ellison Drive
New Windsor, NY 12553

27-2-2
Anthony & Vera Russe
14 Cedar Lane
New Windsor, NY 12553

27-2-3.2
Richard Hansen
16 Cedar Lane
New Windsor, NY 12553

27-2-5.22
William & Carolyn Duckery
20 Cedar Lane
New Windsor, NY 12553

27-2-6.1
Michael & Kelly Olivencia
23 Farmstead Road
New Windsor, NY 12553

27-2-6.2
Robert & Denise Morgan
21 Farmstead Road
New Windsor, NY 12553

27-3-1
Frank Tramontano
26 Barclay Road
New Windsor, NY 12553

27-3-2
Edwin Montedeoca &
Nelida Roman Montedeoca
24 Barclay Road
New Windsor, NY 12553

27-3-3
Herbert & Verna Arnold
22 Barclay Road
New Windsor, NY 12553

Section 84
Hypo Holding, Inc.
C/o Global Equities & Realty, Inc.
125 West 50th Street Suite 1700
New York, NY 10020